

Lantz House
214 West Main Street
Centerville
Wayne County
Indiana

HABS No. IN-103

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WRITTEN HISTORICAL AND DESCRIPTIVE DATA
REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

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HISTORIC AMERICAN BUILDINGS SURVEY

HABS NO. IND-103

LANTZ HOUSE

Location: 214 West Main Street (U.S. 40), north side of street,
Centerville, Wayne County, Indiana.

Present Owner: John Stidham; Richmond, Wayne County, Indiana.

Present Occupant: Mr. Alcorn.

Present Use: Private residence and commercial shop.

Statement of
Significance: The Lantz house was built ca. 1830-35 and is one of
the oldest examples of late Federal architecture
adapted to the local "Centerville Arch" style. This
style evolved when National Road (U.S. 40) was narrowed
from 100 to 65 feet. New facades were added to the
original structures and archways leading to the older
sections were constructed. Daniel Lantz, the original
owner, was one of the first wagon makers in Centerville.
The house remained in the family for nearly a century
until 1927.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners: Legal description of property:
The Lantz house sits upon the east half of lot 3 and the shop sits
upon the west half of lot 2 in Evan's Addition of the original plat
of Centerville. The following references are in the Recorder's Office,
Wayne County, Richmond, Indiana.

1827 Deed, May 24, 1827, recorded in Book I, page 396. Charles
and Elizabeth Anthony sold lot 2 through 14 in Evan's Addition to
Thomas Commons for \$77.50.

1829 Deed, April 29, 1829, in Book I, page 464. Thomas Commons
sold the property to Israel Abraham.

1830 Deed, November 11, 1830, recorded in Book M, page 129.
Israel Abrahams and Mary Abrahams sold lot 3 to Edward Benbow for
consideration of \$100.

1831 Deed, September 26, 1831, recorded in Book 2, page 121. Edward
and Rebecca Benbow sold lot 3 to Jesse Neel for consideration of
\$300.

1834 Deed, August 13, 1834, recorded in Book 5, page 180. Jesse
Neel sold the eastern half of lot 3 to Daniel Lantz for consideration
of \$260.

1835 Deed, August 27, 1835, recorded in Book 5, page 182. Israel Abrahams sold the west half of lot 2 to Daniel Lantz for consideration of \$150.

1835-1927 The property remained in the Lantz family until 1927.

1927 Deed, April 21, 1927, recorded in Book 170, page 19. The heirs of Lewis Lantz sold the property to Walter Mulligan.

1958 Deed, July 31, 1958, recorded in Book 285, page 553. The property was sold by the estate of Pearl Mulligan to George and Marie Boyd.

1963 Deed, May 10, 1963, recorded in Book 311, page 351. George and Marie Boyd sold the property to Arthur Whallon.

1973 Deed, March 29, 1973, recorded in Book 365, page 168. Arthur Whallon sold the property to John Stidham.

2. Date of erection: ca. 1830-35. The dates of construction for the two main sections can be discerned by the value of the property upon which the Lantz complex stands as recorded in the chain of title.

The original structure (northwest section) stands on the east half of lot 3. Between November, 1830 and September, 1831, the property's value rose from \$100 to \$300. In August, 1834 the east half was sold to Daniel Lantz for \$260, indicating that a building had been constructed upon this section during the 1830-31 year.

The carriagehouse (east section) stands on the west half of lot 2. Daniel Lantz bought this piece of property in August, 1835 for \$150, a value which indicates that no buildings were standing on the land at this time. Lantz probably built the carriage house in 1835, connecting the east and west section by the archway.

3. Architect, builders, suppliers: No information available.

4. Original plans and construction: The original structure, probably erected in 1830-31, consisted of what is now the complex's northwest section (26'-2" x 30'-3") on the east half of lot 3. This one-and-a-half story brick building was divided into two family rooms, with a large fireplace in one. The southwest section (28'-1" x 18'-4") is believed to have been added in 1834-35 by Daniel Lantz. This section is divided into a Formal Parlor (18'-11" x 18'-4") and a Foyer (9'-2" x 19'-2") with a stairway leading to the second floor. The brickwork of the arch which connects the southwest quarters with the carriagehouse (22'-2" x 40'-4") is continuous through the arch from one building to the next. This would indicate that the main house's southwest section and carriagehouse were constructed simultaneously.

5. Alterations and additions: A major restoration was undertaken between 1962 and 1970 by the structure's owner, Arthur Whallon. The extent of this work is unknown, though it is certain that a large addition on the northwest section was removed and the present side porch was added. Parts of the interior were also altered.

B. Historical Events and Persons Associated with the Building:

The Lantz family owned the house from 1830 until 1927. Daniel Lantz was one of the first wagon makers in Centerville. His son, John Lantz, was listed as a wagon maker in the 1849 Centerville Business Directory.

C. Sources of Information:

1. Primary and Unpublished Sources:

Historic American Buildings Survey, Measured drawings, 8 sheets (1972, including site plan, plans, elevations, section, detail), HABS Collection in the Prints and Photographs Division of the Library of Congress, Washington, D.C.

2. Secondary and Published Sources:

Peat, Wilbur. Indiana Houses of the Nineteenth Century. Indianapolis: Indian Historical Society, 1962.

Spahr, Walter. "History of Centerville, Indiana," Wayne County Historical Society publication, 1966.

Prepared by
Robert Bruegman, Historian, HABS
Eastern Indiana Project
Summer 1974

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This complex is a good example of Indiana's early nineteenth century urban architecture with late Federal style trim. The archway entrance leading to the court area connects the separate residential and commercial sections.

2. Condition of fabric: Good.

B. Description of Exterior:

1. Overall dimensions: This brick two-story structure is U-shaped with a narrow open court between the two sections. The total length of the south (front) measures 60'-3". The rectangular west section measures 28'-1" x 48'-4"; the east section measures 22'-2" x 40'-4".

2. Foundations: Rough field stone ashlar with thick mortar joints. A correcte foundation is at the rear of the west section.

3. Wall construction, finish and color: Common red brick laid in header bond every eighth course. The brick varies slightly indicating

several stages of construction.

4. Structural system and framing: Brick bearing walls with wood joists and rafters. Joists in the original northwest structure are 2-1/4" x 8-1/4" x 16", dressed on the first floor, rough lumber on the second.

5. Porches, poticos, stoops; The main entry on the southwest elevation is an impressive Federal frontpiece doorway. Square moulded wooden pilasters with plain bases and caps frame the door and support a wide entablature. A tripartite lighted transom above the entablature is divided by short pilasters in line with those framing the door. Three-paned side lights with lower molded panels complete the framing. The lintel is flush stone and all trim is wood painted white. The doorway is approached by two concrete steps.

The porch (9'-1" x 13'-2") on the east elevation of the west section is set into the main area of the house. The ceiling is supported by two square wood posts, a wood rail and two horizontal stringers define the porch area and wood planking covers the deck. A wooden landing approached by three steps on one side and two on the other extends out from the porch.

6. Chimneys: Three chimneys service the complex. The chimney on the original northwest section pierces the roofline at the slope; the one servicing the southwest section is built flush into the west end wall and the stack is capped with a brick corbelled rim. The carriagehouse (now shop) is heated by a chimney built into the east end wall rising above the roofline at the intersection of the gable roofs, n-s and e-w running ridges.

7. Openings:

a. Doorways and doors: Each of the front (south) entry's paired doors are ornamented with moulded single panels in five tiers. The entrance to the carriagehouse is a single wooden door with nine leaded lights above and two molded panels below. A rear entrance to this section is on the exterior north wall. The arch, leading to the court, connects the southwest quarters with the carriagehouse; the brickwork is continuous through the arch from one building to the next.

b. Windows and shutters: The wooden double-hung sash windows on the south (front) and east (side) elevations have nine-over-nine lights, and those on the north (rear) elevation have six-over-six lights. The stone sills project out from the wall and the stone lintels are flush. All trim is painted white.

8. Roof:

a. Shape and covering: All roofs are gable. The ridge on the front sections runs e-w parallel to the street, and on the back sections the ridge runs n-s, forming the legs of the "U" plan. Roof covering is black asphalt shingles on the west section and a standing seam metal roofing covers the east section.

b. Cornice, eaves: Stepped gable ends with sheet metal coping define the east and west end walls of the southwest section. The street facade is trimmed with a wide fascia board under the wooden moulded eaves. Brick corbels and stone cornice stops support the roof overhang on the southwest section. Gutters are metal. All trim is painted white.

c. Dormers, cupolas, towers: A gable dormer window pierces the roofline on the northwest section. The window has a double-hung sash with six-over-six lights and the roof is covered with black asphalt shingles.

C. Description of Interior:

1. Floor plans:

a. Basement: The basement extends only under the northwest (original) section. A kitchen is housed in the northwest corner, with storage and furnace rooms dividing the remaining area. Access is by an outside stair on the north (rear) elevation and from the dining room. A storage area under the house's southwest corner has been recently excavated.

b. First floor plan: The west section of the complex is entered by the south (street) entrance, coming into the main foyer (9'-2" x 19'-2"). A stairway leading to the second floor is built against the east wall. A door on the foyer's west wall opens into the Formal Parlor (18'-11" x 18'-4"). From this room, access to the Living area (15'-9" x 14'-1") is through a doorway on the parlor's north wall. From the Living area, access to the Dining area (15'-9" x 12') is again through a door on the south wall. A recently constructed Bath is built against the Dining area's east wall. Access to the outside Porch is through doors leading from the Living area, pantry and foyer. The first floor of the Carriage Shop is one large open space. Access to this area is from a street (south) entry, a door on the court (west) side, and the rear (north).

c. Second floor plan: The foyer stairway on the main level of the west section leads to a Bath (facing south) and Bedroom (to the east). A half-story Bedroom in the northwest section above the Living and Dining area is accessible by a stairway on the Dining room's east wall. The second level of the carriage shop is unpartitioned and used as a meeting room. Access is by a narrow, enclosed stairwell at the outside west wall of this section.

2. Stairways: The foyer's open-well stairway leading to the southwest bedroom is divided into two flights of unequal length with a rounded turn. The balusters supporting the oval railing are round and unmolded. The railing is rounded at the turn and terminates at a simply turned newel-post at the foot. The outer string is carved in a scrollwork pattern and the spandrel is moulded in receding triangles. Balusters, railing, treads and inner string are

stained dark brown; risers and outside spandrel and string are painted white.

The dining room's enclosed, narrow stairways leading to the northwest bedroom and to the basement are divided into two runs with winder stairs turning at right angles. The wood risers are painted white; risers are unfinished.

The enclosed, straight stairwell leading to the second-story of the carriage shop is built against this structure's outside west wall.

3. Flooring: Basement and carriage shop floors are concrete. Flooring in the first and second floors of the residence and the meeting room is wood planking. The wood in the front foyer is painted in a black and white diamond pattern.

4. Wall and ceiling finish: All surfaces are painted plaster except for exposed rafters in the second floor meeting room.

5. Doorways and doors: Trim framing doors is symmetrically foulded. The framing around doors in the formal parlor and foyer is moulded with a corner block trim. Most of the interior doors are trimmed with six moulded panels in three tiers. All doors and trim are painted white.

6. The formal parlor's fireplace has a brick hearth and floor, trimmed with a wooden mantel. Framing each side of the opening are spiral fluted colonettes. In line with and attached to the colonettes are squared pilasters with enstamped oval paterae mid-way between capital and base. The mantel face is divided into three molded panels; the center panel is trimmed with a carved rosette paterae. Molded frieze and capitals support the mantelshelf. Trim is painted white.

The dining room's fireplace is blocked up and plainly appointed. The wooden mantel consists of a simple molding framing the opening and squared pilasters supporting each end of the mantelshelf.

7. Notable hardware: None.

8. Mechanical equipment: Warm air furnace and concealed electrical wiring.

D. Site and surroundings:

1. General setting: The site is approximately 180' wide and 170' deep and faces south on U.S. Route 40, the Old National Road. The structure sits on the southwest corner of the site, 12' from the curb. The rear yard is flat with a field stone terrace. The area is primarily residential with some commercial shops. Many of the neighborhood's buildings were constructed in the same period and have similar detailing. The street is shaded with trees, as is the site.

2. Historic landscape design: None.

3. Outbuildings: None.

Prepared by: Lynn Hilbert and
George Sanderson
School of Architecture
Ball State University
Muncie, Indiana
November, 1972

Revised by: Mort Karp
Supervisor
Historic American Buildings Survey
Richmond, Indiana Field Office
Summer 1974

Jan E. Cigliano
Historian
Historic American Buildings Survey
September, 1978

PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the Historic Landmarks Foundation of Indiana. The structure was measured and drawn in November of 1972 by student architects Lynn Hilbert and George Sanderson (Ball State University, School of Architecture). It was further recorded in the summer of 1974 under the direction of John Poppeliers, Chief of HABS, and Associate Professor Mort Karp (University of Arkansas), with Architect Harry Hunderman (University of Michigan), student assistant architects, Scott Bernard (University of Pennsylvania), Mark Hall (Pennsylvania State University), Richard Perlmutter (Yale University), and architectural historian Robert Brueggmann (University of Pennsylvania), at the HABS Field Office, Earlham College, Wayne County, Richmond, Indiana. The data was revised and expanded by Jan E. Cigliano, an architectural historian in the HABS office. Photographs taken by Jack E. Boucher, staff photographer for HABS, can be found in the field record folder for this site.

Addendum to
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PHOTOGRAPHS

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